

**CITY OF BOULDER
LANDMARKS PRESERVATION ADVISORY BOARD**

October 4, 2006

**Council Chambers
Municipal Building
1777 Broadway
6 p.m.**

The following are the action minutes of the October 4, 2006 City of Boulder Landmarks Preservation Advisory Board meeting. A permanent set of these minutes and a tape recording (maintained for a period of seven years) is retained in Central Records (telephone: 303-441-3043). You may also listen to the on-line at: www.boulderplandevlop.net.

BOARD MEMBERS:

Nancy Kornblum
Leonard May
Tim Plass, Chair
Leland Rucker, Vice-chair
Kirk Watson

STAFF MEMBERS:

David Gehr, Assistant City Attorney
James Hewat, Historic Preservation Planner
Sue Ellen Harrison, Assistant City Attorney
Chris Meschuk, Historic Preservation Planner
Susan Richstone, Acting Long Range Manager

1. CALL TO ORDER

The roll having been called, Chair **T. Plass** declared a quorum at 5:35 p.m. and the following business was conducted:

2. PRESENTATION ON THE ROLES AND RESPONSIBILITIES OF THE PLANNING BOARD

D. Gehr gave a presentation to the Landmarks Board on the roles and responsibilities of the Planning Board.

3. APPROVAL OF MINUTES FROM THE SEPTEMBER 6, 2006 LANDMARKS PRESERVATION ADVISORY BOARD MEETINGS

On a motion by **N. Kornblum**, seconded by **L. Rucker**, the Landmarks Preservation Advisory Board approved (5-0) the minutes of the September 6, 2006 board meeting.

4. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

There was no public participation.

5. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION APPLICATIONS ISSUED AND PENDING

Staff gave an update on the following landmark alteration and demolition applications issued and pending:

3805 North Broadway, expires October 10th, 2006

563 Arapahoe Avenue, expires October 10th, 2006

6. ACTION ITEMS

A. Public hearing and consideration of a landmark alteration to move an existing contributing shed/garage building and to construct a new 441 sq. ft., two-car garage at 2529 6th Street in the Mapleton Hill Historic District (HIS2006-00169). Applicant: Scott Coburn

Board members were asked to reveal any ex-parte contacts they may have had on this item.

L. May, T. Plass, and K. Watson visited the site. **N. Kornblum** reviewed the project at a Design Review Committee meeting.

Applicant's Presentation

Scott Coburn, 1142 Linden Drive, Architect, spoke in support of the application.

Public Hearing

John Ezell, 2528 6th Street, spoke in favor of the application, but questioned the feasibility of moving the existing shed due to its condition.

Motion

On a motion made by **L. Rucker**, seconded by **K. Watson**, the Landmarks Preservation Advisory Board approved (5-0) the request (HIS2006-00169) for a Landmark Alteration Certificate to relocate and rehabilitate the shed/garage and construct the proposed two-car garage, with Option C as the pitch of the new garage roof (7:12) on the drawings presented in the meeting, and adopting the staff memorandum dated October 4, 2006 as findings of fact, subject to the following conditions of approval:

- 1) The applicant provides details relating to the proposed two-leaf garage doors, two-panel exterior door, and double-hung windows and color samples for the proposed garage in addition to detailed plans, and a timeline for how the shed will be moved and rehabilitated on the proposed site for staff review and approval.

N. Kornblum offered a friendly amendment that details regarding the move and rehabilitation details of the existing house be reviewed by the Design Review Committee, requiring one member to be a design professional. **L. Rucker** and **K. Watson** accepted the friendly amendment.

B. Public hearing and consideration of a landmark alteration certificate to construct a 2800 sq. ft. one-and-one half story house with rooftop photo-voltaic panels at 429 Spruce Street in the Mapleton Hill Historic District (HIS2006-00180). Applicant: Jim Logan

Board members were asked to reveal any ex-parte contacts they may have had on this item.

L. May and **T. Plass** visited the site and reviewed the project at Design Review Committee meetings.

Applicant's Presentation

Jim Logan, 1455 Yarmouth, Suite 114, Architect, spoke in favor of the project.

Public Hearing

Blaine Kerr, 411 Spruce Street, spoke in support of the project.

Bruce Oreck, 203 Morningside Park, spoke in support of the project.

Blake Catlin, 437 Mountain View, expressed concern of the photovoltaic roof and the appropriateness of the technology.

Cody Oreck, 203 Morningside Park, spoke in support of the project.

Via Handley, 101 Fowler Lane, Eldorado Springs, spoke in support of the project.

Motion

On a motion made by **T. Plass**, seconded by **L. May**, the Landmarks Preservation Advisory Board approved (5-0) the request for new construction at 429 Spruce Street (HIS2006-00180) adopting the staff memorandum dated October 4, 2006 as findings of fact, subject to the following conditions of approval:

1. The fenestration on the house is redesigned to make it more in keeping with traditional proportions of glazed area to wall area and scale of windows more in keeping with those found on historic houses.
2. The roof and extending eave over the garage on the south elevation be redesigned to reflect a more traditional form.
3. Details regarding conditions (1-2 above) in addition to details relating to windows, doors, roofing, siding material, and color be submitted to the Design Review Committee for review and approval prior to the issuance of a Landmark Alteration Certificate.
4. If necessary, variances from the required setbacks be granted by the Farmer's Ditch Association and the Board of Zoning Adjustment.

K. Watson offered a friendly amendment for the western gable to be changed to a normal gable instead of flat roof to because of solar issues. **T. Plass** and **L. May** accepted the friendly amendment.

L. May offered a friendly amendment to replace condition 1 with the following language: The Design Review Committee will review the placement of windows on new building. **T. Plass** accepted the friendly amendment.

L. Rucker offered a friendly amendment that the Design Review Committee review alternatives to the proposed porch design. **T. Plass** and **L. May** accepted the friendly amendment.

C. Public hearing and consideration of a landmark alteration certificate to install photovoltaic panels on the roof of a contributing garage at 454 Pine Street in the Mapleton Hill Historic District (HIS2006-00229).

Applicant: Namaste Solar Electric

Board members were asked to reveal any ex-parte contacts they may have had on this item.

L. May and **K. Watson** reviewed the project at Design Review Committee meetings.

N. Kornblum was recused from this item.

Applicant's Presentation

Stephen Kane, 2639 Spruce Street, applicant, spoke in support of the project.

Public Hearing

Blake Catlin, 437 Mountain View, spoke in opposition to the proposal.

Motion

On a motion by **T. Plass**, seconded by **L. May**, the Landmarks Preservation Advisory Board approved (3 -1, **L. Rucker** opposed, **N. Kornblum** recused) the installation of the photo-voltaic panels at 454 Pine Street (HIS2006-00229) adopting the October 4, 2006 staff memorandum as findings of the board. **K. Watson** offered a friendly amendment that staff review alternatives for the mounting system to improve its aesthetic appearance. **T. Plass** and **L. May** accepted the friendly amendment.

7. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT, AND CITY ATTORNEY

- Consideration of contributing-restorable status for the building at 1212 Pearl Street in the Downtown Historic District. Tom Thorpe, DTJ Architects – Postponed
- Review of Boulder Valley School District's Plans for the proposed demolition of Casey Middle School. Lou Novak from BVSD answered questions regarding the school district and the bond issue

MOTION

On a motion by **K. Watson**, seconded by **L. Rucker**, the Landmarks Preservation Advisory Board recommended (5-0) to send a resolution to City Council requesting the BVSD to clarify the fate of Casey Middle School.

- Update on revisions to Option B of the Historic Preservation Environmental Sustainability project.
- Update regarding the historic preservation code changes.

MOTION

On a motion by **T. Plass**, seconded by **L. Rucker**, the Landmarks Preservation Advisory Board directed (5-0) staff to:

1. Investigate developing criteria for organizations and develop options regarding a recognition process to bring back to board for discussion and potentially adopt as Administrative Regulations.
2. Investigate revisions to the historic district designation application to require more research or analysis prior to the submission of an application packet and return to the board with proposed changes.
3. Investigate options for historic district boundary criteria.
4. Look at issues relating to historic preservation enforcement (e.g. raising fees for violations of Landmark Alteration Certificates and raising fines with regards to non-designated demolitions) and to further look at a possible moratorium on building for a certain amount of time (as per Aspen). The board also directed staff to look at a provision tying contractor licenses to the historic preservation ordinance, which will give the Landmarks Board an administrative option, instead of just criminal proceedings. The board also requested that staff develop a flowchart to see how enforcement works, how summons are issued, how decisions are made to issue summonses, and whether there will be a pre-summons meeting before a summons is issued.

The board prioritized the above direction as follows: 4, 3, 2, and 1.

N. Kornblum offered a friendly amendment, under the enforcement portion, to direct staff to investigate potentially adding a contractual obligation through signing Landmark Alteration Certificates, and adding civil penalties. **T. Plass** and **L. Rucker** accepted the friendly amendment.

8. DEBRIEF MEETING/CALENDAR CHECK

9. ADJOURNMENT

The meeting adjourned at 10:11 p.m.

Respectfully submitted,

Approved on November 1, 2006

Chairperson



CITY OF BOULDER
Planning and Development Services

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Historic District Designation Reviews Between 9/29/2006 & 10/27/2006

Case Number: HIS2006-00147 **Case Manager:** Chris Meschuk **Landmark:** Not Landmarked
Address: 700 16TH ST **Request Type:** Historic District Designation 1
Description: Historic District Designation Application for 700, 701, 704, 711, 716 16th Street. Submitted by Historic Boulder.
Decision: Application Approved **On:** 10/17/2006 LPAB
By:
Number Of Historic District Designations Approved Or Denied In The Specified Time Frame: 1

Landmark Alteration Certificate Reviews Between 9/29/2006 & 10/27/2006

Case Number: HIS2006-00062 **Case Manager:** Chris Meschuk **Landmark:** Chautauqua Park
Address: 32 CHAUTAUQUA PK **Request Type:** Landmark Alteration Certificate 33
Description: Removal of 1964 rear addition and new rear addition
Decision: Application Approved **On:** 10/4/2006 **By:** Staff

Case Number: HIS2006-00174 **Case Manager:** James Hewat **Landmark:**
Address: 210 ARAPAHOE AV **Request Type:** Landmark Alteration Certificate 115
Description: Construction of additions to historically landmarked buildings A & D.
Decision: Application Approved **On:** 10/18/2006 **By:** Staff

Case Number: HIS2006-00186 **Case Manager:** Chris Meschuk **Landmark:** Mapleton Hill
Address: 413 SPRUCE ST **Request Type:** Landmark Alteration Certificate 125
Description: one story addition of 494 sq ft, dormer addition to second story, and renovation of basement.
Decision: Application Approved **On:** 10/2/2006 **By:** Staff

Case Number: HIS2006-00206 **Case Manager:** James Hewat **Landmark:** Mapleton Hill
Address: 603 SPRUCE ST **Request Type:** Landmark Alteration Certificate 140
Description: Reconstruction of rubble wall with existing stone and added trellis on top.
Decision: Application Approved **On:** 10/6/2006 **By:** Staff

Case Number: HIS2006-00229 **Case Manager:** James Hewat **Landmark:** Mapleton Hill
Address: 454 PINE ST **Request Type:** Landmark Alteration Certificate 158
Description: Installation of photo-voltaic panels on alley facing roof of contributing garage.
Decision: Application Approved **On:** 10/11/2006 **By:** Staff

Case Number: HIS2006-00231 **Case Manager:** James Hewat **Landmark:** Downtown
Address: 1035 PEARL ST **Request Type:** Landmark Alteration Certificate 160
Description: Landmark Alteration Certificate: Installation of wall sign."Tahona Tequilla Bistro"
Decision: Application Approved **On:** 10/2/2006 **By:** Staff

Case Number: HIS2006-00236 **Case Manager:** James Hewat **Landmark:**
Address: 1735 MAPLETON AV **Request Type:** Landmark Alteration Certificate 165
Description: Installation of gutter to run pipes and wiring for A/C at west elevation of landmark house.
Decision: Application Approved **On:** 10/2/2006 **By:** Staff

Case Number: HIS2006-00237 **Case Manager:** James Hewat **Landmark:** Mapleton Hill
Address: 620 HIGHLAND AV **Request Type:** Landmark Alteration Certificate 166
Description: Installation of flush mounted solar photo-voltaic at rear (south) of house.
Decision: Application Approved **On:** 10/2/2006 **By:** Staff

Case Number: HIS2006-00239 **Case Manager:** James Hewat **Landmark:**
Address: 1949 PEARL ST C1 **Request Type:** Landmark Alteration Certificate 168
Description: Installation of oval signs on east and west sides of individually landmarked building.
Decision: Application Approved **On:** 10/6/2006 **By:** Staff

Case Number: HIS2006-00240 **Case Manager:** James Hewat **Landmark:** Mapleton Hill
Address: 643 MAPLETON AV **Request Type:** Landmark Alteration Certificate 169
Description: Construction of wrought iron fence to height of 5' at northeast corner of yard and simple iron railing on second-story balcony.
Decision: Application Approved **On:** 10/6/2006 **By:** Staff

Landmark Alteration Certificate Reviews Between 9/29/2006 & 10/27/2006

Case Number: HIS2006-00241 **Case Manager:** James Hewat **Landmark:** Highland Lawn
Address: 527 MARINE ST **Request Type:** Landmark Alteration Certificate 170
Description: Removal of existing wood shingle roof and installation of Tamko Heritage Series "Weathered Wood" 50 year asphalt shingle.
Decision: Application Approved **On:** 10/6/2006 **By:** Staff

Case Number: HIS2006-00242 **Case Manager:** James Hewat **Landmark:** Downtown
Address: 1043 PEARL ST **Request Type:** Landmark Alteration Certificate 171
Description: Re-roof flat roof; all work will occur below building's parapet.
Decision: Application Approved **On:** 10/6/2006 **By:** Staff

Case Number: HIS2006-00243 **Case Manager:** James Hewat **Landmark:** Mapleton Hill
Address: 526 CONCORD AV **Request Type:** Landmark Alteration Certificate 172
Description: Retrofit of historic on-over-one, double hung windows with thermal pane glass into existing sash. Historic stiles, rails, and frames will be retained.
Decision: Application Approved **On:** 10/6/2006 **By:** Staff

Case Number: HIS2006-00244 **Case Manager:** James Hewat **Landmark:** Mapleton Hill
Address: 420 PINE ST **Request Type:** Landmark Alteration Certificate 173
Description: Construction of wood fence between 64" and 72" high between house and east and property lines, construction of wrought iron fence to height of 60 along east property line and various hardscaping in front and rear garden area.
Decision: Application Approved **On:** 10/11/2006 LDRC
By:

Case Number: HIS2006-00245 **Case Manager:** James Hewat **Landmark:** Mapleton Hill
Address: 643 MAPLETON AV **Request Type:** Landmark Alteration Certificate 174
Description: Installation of copper gutters and new Tamko "Oxford Grey" roofing.
Decision: Application Approved **On:** 10/11/2006 Staff
By:

Case Number: HIS2006-00249 **Case Manager:** James Hewat **Landmark:** Downtown
Address: 1200 PEARL ST **Request Type:** Landmark Alteration Certificate 176
Description: new non-illuminated wall sign and window graphic for "Powell's Sweet Shoppe", as shown on plans dated 10/13/2006
Decision: Application Approved **On:** 10/13/2006 Staff
By:

Case Number: HIS2006-00251 **Case Manager:** James Hewat **Landmark:**
Address: 2115 13TH ST **Request Type:** Landmark Alteration Certificate 177
Description: Relocation of entrance to "Q's" restaurant.
Decision: Application Approved **On:** 10/18/2006 Staff
By:

Case Number: HIS2006-00252 **Case Manager:** James Hewat **Landmark:** Mapleton Hill
Address: 2352 9TH ST **Request Type:** Landmark Alteration Certificate 178
Description: Construction of 5' high fence at sides and rear of property with 3/8" spacing between the pickets. Fence will be finished with opaque stain.
Decision: Application Approved **On:** 10/13/2006 Staff
By:

Case Number: HIS2006-00257 **Case Manager:** James Hewat **Landmark:** Mapleton Hill
Address: 920 PINE ST **Request Type:** Landmark Alteration Certificate 180
Description: Replacement of rear deck with "Ever Grain" simulated decking material.
Decision: Application Approved **On:** 10/25/2006 LDRC
By:

Landmark Alteration Certificate Reviews Between 9/29/2006 & 10/27/2006

Case Number: HIS2006-00258 **Case Manager:** James Hewat **Landmark:** Mapleton Hill
Address: 2443 6TH ST **Request Type:** Landmark Alteration Certificate 181
Description: Repaint house with Benjamin Moore "Nantucket Gray" (body) and creamy white trim.
Decision: Application Approved **On:** 10/20/2006 Staff
By:
Number Of Landmark Alteration Certificates Approved Or Denied In The Specified Time Frame: 20

Non-Designated Post-1940 Demo/Off Site Relocation Reviews Between 9/29/2006 & 10/27/2006

Case Number: HIS2006-00247 **Case Manager:** Chris Meschuk **Landmark:** Not Landmarked
Address: 775 18TH ST **Request Type:** Non-Designated Post-1940 Demo/Off Site
Description: Landmark review for post 1940 demolition relocation structure.
Decision: Application Approved **On:** 10/13/2006 Staff
By:

Case Number: HIS2006-00254 **Case Manager:** James Hewat **Landmark:** Not Landmarked
Address: 999 CEDAR AV **Request Type:** Non-Designated Post-1940 Demo/Off Site
Description: Full structure demo of SFD and accessory structure Relocation 2
Decision: Application Approved **On:** 10/20/2006 Staff
By:

Case Number: HIS2006-00255 **Case Manager:** James Hewat **Landmark:** Not Landmarked
Address: 6180 ARAPAHOE RD **Request Type:** Non-Designated Post-1940 Demo/Off Site
Description: Demolition of house constructed in 1953. Relocation 3
Decision: Application Approved **On:** 10/20/2006 Staff
By:

Number Of Non-Designated Post-1940 Demo/Off Site Relocations Approved Or Denied In The Specified Time

Frame: 3

Non-Designated Primary Demolition Reviews Between 9/29/2006 & 10/27/2006

Case Number: HIS2006-00016 **Case Manager:** Chris Meschuk **Landmark:** Not Landmarked
Address: 3805 N BROADWAY **Request Type:** Non-Designated Primary Demolition 10
Description: Non-designated primary demolition (1920's farmhouse/bungalow style)
Decision: Application Approved **On:** 10/10/2006 LPAB
By:
Number Of Non-Designated Primary Demolitions Approved Or Denied In The Specified Time Frame: 1

Historic District Designation Reviews Between 9/29/2006 & 10/27/2006

Total Number Of Denied Historic District Designations For The Specified Time Frame: 0
Total Number Of Approved Historic District Designations For The Specified Time Frame: 1
Total Number Of Historic District Designations In Review For The Specified Time Frame: 1

Landmark Alteration Certificate Reviews Between 9/29/2006 & 10/27/2006

Total Number Of Denied Landmark Alteration Certificates For The Specified Time Frame: 0
Total Number Of Approved Landmark Alteration Certificates For The Specified Time Frame: 20
Total Number Of Landmark Alteration Certificates In Review For The Specified Time Frame: 28

Landmark Designation Reviews Between 9/29/2006 & 10/27/2006

Total Number Of Denied Landmark Designations For The Specified Time Frame: 0
Total Number Of Approved Landmark Designations For The Specified Time Frame: 0
Total Number Of Landmark Designations In Review For The Specified Time Frame: 1

Non-Designated Post-1940 Demo/Off Site Relocation Reviews Between 9/29/2006 & 10/27/2006

Total Number Of Denied Non-Designated Post-1940 Demo/Off Site Relocations For The Specified Time Frame: 0
Total Number Of Approved Non-Designated Post-1940 Demo/Off Site Relocations For The Specified Time Frame: 3
Total Number Of Non-Designated Post-1940 Demo/Off Site Relocations In Review For The Specified Time Frame: 3

Non-Designated Pre-1940 Demo/Off Site Relocation Reviews Between 9/29/2006 & 10/27/2006

Total Number Of Denied Non-Designated Pre-1940 Demo/Off Site Relocations For The Specified Time Frame: 0
Total Number Of Approved Non-Designated Pre-1940 Demo/Off Site Relocations For The Specified Time Frame: 0
Total Number Of Non-Designated Pre-1940 Demo/Off Site Relocations In Review For The Specified Time Frame: 3

Non-Designated Primary Demolition Reviews Between 9/29/2006 & 10/27/2006

Total Number Of Denied Non-Designated Primary Demolitions For The Specified Time Frame: 0
Total Number Of Approved Non-Designated Primary Demolitions For The Specified Time Frame: 1
Total Number Of Non-Designated Primary Demolitions In Review For The Specified Time Frame: 1

Total Number Of Cases In Review For The Specified Time Frame: 40